



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

Board of Appeals

MINUTES

May 2, 2012

The Granite City Board of Appeals met on Wednesday, May 2, 2012. Chairman Sam Akeman called the meeting to Order at 7:00 PM.

Members Present: Sam Akeman, Debbie Smith, Kayleen Johnston and Kitty Reither. Also present was Steve Willaredt, Zoning Administrator. Excused absences: Evelyn Harris and Kim Benda.

COMMENTS/SWEAR IN

Chairman Sam Akeman welcomed everyone and stated the Board of Appeals is a recommending body to the City Council and the Council will have final determination at the next regularly scheduled meeting on May 15, 2012. Those present in the audience were sworn in.

MINUTES/AGENDA

A motion to approve the Minutes from the previous meeting (April 4, 2012) and this evening's Agenda was made by Debbie Smith and seconded by Kitty Reither. Voice vote. All ayes. Motion carried.

PETITIONER: Charles Dittrich
1841 Bremen Avenue
Parcel ID 22-2-20-05-20-402-019
Request for two variances

The Zoning Administrator distributed 4 color photographs of the front and rear of the Petitioner's property (Attachment A, available upon request).

Mr. Dittrich introduced himself and stated his proposal is to add an addition to the back of his existing garage. The petition request, in part, is to allow zero setback variance along the side property line, in the rear, in order to construct an add-on to the existing garage. He stated the chain link fence, which belongs to his neighbor, would be taken down during construction and then put back in place upon completion (prior agreement made). The second part of the Petition is a variance request to increase the allowable maximum building coverage. The existing garage with attached covered patio and proposed garage addition would exceed the maximum allowed (the garage will be larger than the house).

Mr. Dittrich stated his reasoning for the large garage is: He has been a machinist all of his life. He became disabled, but thought he would return to work, however, has now been diagnosed

with asbestos and will not return to work. Mr. Ditttrich would like an area large enough to store the heavy duty equipment.

The Chair called for further questions or concerns from the Board. None voiced.

MOTION to approve the Petition and allow the variance requests was made by Debbie Smith and seconded by Kayleen Johnston. Roll Call vote. 2 ayes and 2 noes. The tie vote will be given to the City Council with no recommendation from the Board of Appeals.

The Petitioner questioned his rights. Mr. Willaredt told him he could contact his Aldermen and could also contact the City Clerk, before next Thursday, for a request to speak before the Council at their next meeting. Mr. Willaredt reiterated the Board of Appeals is a recommending body to the Council and they will make the final decision.

NEW BUSINESS

None Voiced.

UNFINISHED BUSINESS

None voiced.

Motion to adjourn by Debbie Smith and seconded by Sam Akeman. Motion carried.

Respectfully submitted,

Barbara Hawkins

Secretary, Board of Appeals

BOARD OF APPEALS ADVISORY REPORT

HEARING DATE: May 2, 2012
PETITIONER: Charles Dittrich
LOCATION: 1841 Bremen Avenue
REQUEST FOR: 1) Zero Side setback variance on side property line
2) Increase in allowable maximum coverage

Motion to approve the variance requests for: (1) Zero setback allowance on side property line to construct an addition to the rear of the existing garage and (2) an increase in the allowable building maximum coverage was made by Debbie Smith and seconded by Kayleen Johnston. Roll call vote. 2 ayes and 2 noes.

Note: Existing garage, covered carport and the proposed addition would exceed the maximum allowed building coverage and would be more coverage than the residence.

ROLL CALL:

Sam Akeman, Chairman	No	Kayleen Johnston	Yes
Debbie Smith	Yes	Kitty Reither	No

Tied vote. No recommendation.